Davidson County DEEDWARR
Recvd: 03/06/08 08:53 2 pgs
Fees:13.00 Taxes:173.53
20080306-0022408

THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 Bluegrass Commons Blvd, Suite 115** **Hendersonville, Tennessee 37075**	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,900.00 + AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF FEBRUARY, 2008. NOTARY PUBLIC MY COMMISSION EXPIRES: 3-25-08

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
David and Paula Birchett	New Owners	081-11-0-133.00
(NAME) P.O. Box 296	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Lebanon, TN. 37088-0296	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Yale Mortgage Corporation**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David Birchett and wife, Paula Birchett,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 and 46 on the map of S.A. Champion's Subdivision of record in Book 161, Page 312, Register's Office for said County, to which reference is hereby made for a more complete description of said property; said lots adjoin and front together 88 feet on the westerly side of 21st Avenue North, and run back between lines, 154.8 feet on the northerly line along the margin of an alley and 154.6 feet more or less, on the southerly line to another alley in the rear.

Being the same property conveyed to Yale Mortgage Corporation by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Trustee dated December 10, 2007 and recorded on December 14, 2007 @ 11:48 a.m. of record in Instrument No: 20071214-0144025, Register's Office for Davidson County, Tennessee.

This is **improved** property, known as **1621 21st Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of **February, 2008.**

YALE MORTGAGE CORPORATION

BY: _____

G. WOODY KAHN, CEO/VICE PRESIDENT

YALE MORTGAGE CORPORATION SEAL 1992 FLORIDA

STATE OF Florida

COUNTY OF Miami-Dade

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared G. Woody Kahn, CEO/Vice President for Yale Mortgage Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself/herself to be the CEO/Vice President of Yale Mortgage Corporation, the within named bargainor, and that he/she as such CEO/Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such CEO/Vice President.

Witness my hand and official seal this the 27th day of February, 2008.

Notary Public

My Commission Expires: _____

MERIE NOEL AYALA
MY COMMISSION # DD 320531
EXPIRES: May 18, 2008
Bonded Thru Notary Public Underwriters